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READING

The Crossroads of Opportunity

1000 Market Street

Reading, OH 45215-3283

Phone: 513.733.3725

Fax: 513.733.2077

www.readingohio.org

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October 12, 2007

Environmental Management Support, Inc.

Attn: Mr. Don West

8601 Georgia Avenue, Suite 500

Silver Spring, MD 20910

(301) 589-5318

R05-08-C-014

RE: City of Reading, Ohio FY 2008 EPA Brownfield Petroleum Cleanup Grant
Former Nivison Weiskopf Facility

Dear Mr. West:

The City of Reading, Ohio is pleased to present you with this Brownfield Petroleum Cleanup Grant proposal for the former Nivison Weiskopf Facility.

Our plan for this brownfield property will bring this neglected derelict industrial property back into productive use. Redevelopment is a key component of our community's growth strategy, as we are entirely landlocked as an inner-belt suburb of Cincinnati. This EPA Cleanup Grant will pave the way for the City and its partners to fund the demolition and redevelopment of the site to facilitate the growth of the adjacent Reading Life Sciences Complex. This 59-acre biotechnology campus forms the nexus of our region's strategic economic development goal of becoming a leader in the biotech research and development industry.

Expansion of the Reading Life Sciences Complex will help our community by retaining the existing 1,000 jobs in the cluster and creating as many as 400 new research and support jobs in the 100,000 square feet of laboratory space projected for the Nivison Weiskopf site. The impact on our community could approach \$20 million per year in additional payrolls and \$150 million of capital investment. The magnitude of this potential economic development for our city of 11,000 residents is immense.

Our goal of redeveloping the Nivison Weiskopf facility into a biotechnology laboratory complex will be made possible through our partnerships with U.S. EPA, the State of Ohio, the University of Cincinnati Genome Research Institute, and our corporate research partners Patheon Pharmaceuticals, Inc. and Girindus America. Working and investing together, we are confident that this team will turn one of our community's eyesore properties into an amazing community asset.

Please contact my Project Manager Mark Fitzgerald if you have any questions regarding the Nivison Weiskopf project or this proposal.

1. Applicant Identification:

City of Reading, Ohio / 1000 Market Street / Reading, OH 45215

2. Funding Requested: a. Cleanup Grant; b. \$200,000; c. Petroleum; d. Not applicable

3. Location: City of Reading, Hamilton County, Ohio
Robert P. Bemmes, Mayor
1000 Market Street
Reading, OH 45215
Phone: 513.733.3725
Fax: 513.733.2077
Email: rbemmes@readingohio.org

| | | |
|--------------------|---|--|
| 4. Contact: | Bob Boehner, Safety Service Director 1000 Market Street Reading, OH 45215 Phone: 513.733.3725 Fax: 513.733.2077 E-mail: rboehner@readingohio.org | Mark Fitzgerald, Project Manager 1000 Market Street Reading, OH 45215 Phone: 513.733.3725 Fax: 513.677.9782 E-mail: markfitzgerald@fuse.net |
|--------------------|---|--|

5. Date Submitted: October 12, 2007

6. Project Period: 2008-2011

7. Population: 11,292 (Source: Census 2000)

8. Other: Reading does not have the federal designations listed in the Proposal guidelines, but the site is located within an Enterprise Zone established through the Ohio Department of Development. The site is also located within a City-designated Community Reinvestment Area and an Urban Renewal Area. The city has been designated as a "Situationally Distressed Priority Investment Tax Area" by the State of Ohio due to a declining tax base and factors that limit development within the city.

9. Cooperative Partners:

Ohio Department of Development – Quinten Harris – 513.852.2826
Ohio Environmental Protection Agency – Peter Whitehouse – 614.644.3020
University of Cincinnati Genome Research Institute – Irwin Simon – 513.558.5473
Patheon Pharmaceuticals, Inc. – Bob Zinser – 513.948.9111
Girindus America – Mark Laskovics – 513.679.3000

Sincerely,



Robert P. Bemmes, Mayor

Project Description:**City of Reading, Ohio FY 2008 Petroleum Cleanup Grant Proposal for the Former Nivison-Weiskopf Facility****Threshold Criteria**

A. APPLICANT ELIGIBILITY: The City of Reading is a municipal corporation, under the laws of the State of Ohio, as such qualifies as a general purpose unit of local government, and therefore is an eligible applicant for a U.S. EPA Cleanup Grant.

B. LETTER FROM THE STATE ENVIRONMENTAL AUTHORITY: Mr. Peter Whitehouse of the Ohio EPA sent a letter to Ms. Deborah Orr dated October 9, 2007 expressing his organization's support for this Brownfields Cleanup Grant proposal. A letter was also sent from Ms. Lori Stevens of the Ohio Bureau of Underground Storage Tank Regulations to Ms. Deborah Orr on October 11, 2007 expressing support for the project and noting that the site was eligible per the U.S. EPA Petroleum eligibility criteria. Those letter are included in Attachment B.

C. SITE ELIGIBILITY AND PROPERTY OWNERSHIP ELIGIBILITY**1. Basic Site Information**

- (a) **Site Name:** Former Nivison-Weiskopf Facility
- (b) **Site Address:** 601 Third Street, Reading, Ohio 45215
- (c) **Owner:** City of Reading
- (d) **Date of anticipated acquisition:** Not applicable

2. Status and History of Contamination at the Site

(a) **Contaminant type:** Petroleum

(b) **Operational History and Current Use of Site:** The Former Nivison-Weiskopf Facility contains approximately 155,000 square feet of derelict underutilized buildings located on an 11.675 acre site. Nearly one-third of the existing buildings have been deemed unsafe for habitation due to significant structural failures including collapsed roofs and broken support beams.

The property was first developed around 1900 when a factory complex was built there. The facility grew sporadically for over 90 years into its present shape. During the period between the early 1900s and the mid-1990s, the buildings housed a corrugated box company and a glass making factory. A neighboring automobile dealership began leasing space in the facility in 1995 for auto repair and parts distribution and continued to occupy that space until 2006 when the City acquired the property for redevelopment. A wood pallet builder was also housed in a portion of the former factory from 1998-2006. The facility is currently being vacated and is awaiting redevelopment.

(c) **Environmental Concerns at the Site:** Based on results of site assessment data, groundwater under the site contains floating free petroleum product under the building adjacent to the rail loading dock, and between the building and the adjacent railroad corridor. There are also petroleum-contaminated soils at the site, trichloroethylene in the groundwater, and possible metals and PCB contamination in soils. Historic data also indicates the existence of benzo(a)pyrene in groundwater at concentrations exceeding the Ohio VAP generic unrestricted potable use standard. Supplemental Phase II assessment activities have delineated the lateral limits of the floating free product and other chemicals of concern.

(d) **Site Contamination Information:** The site became contaminated through operations associated with previous land uses on the site including box and glass manufacturing presumed to include the use of three heating oil underground storage tanks located on the site. The ability to locate the source area of the contamination is impeded by the building and foundations that cover the area of impacted

groundwater. It is hoped that the source area will become evident when the buildings are demolished prior to this remediation work commencing or during the removal of the underground heating oil tanks (using non-EPA funds).

3. Site Affirmations

(a) Not listed or proposed for listing on the National Priorities List: The site is not listed or proposed for listing on the NPL.

(b) Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA: The site is not subject to any of the above referenced orders or decrees.

(c) Not subject to the jurisdiction, custody, or control of the U.S. government: The site is not subject to the jurisdiction, custody, or control of the United States government.

4. Sites Requiring a Property-Specific Determination: The site does not fall into any of the categories referenced in Appendix 3, Section 3.4, and thus does not require a property-specific determination.

5. Environmental Assessment Required for Cleanup Proposals: Environmental Design Group (EDG) completed a Phase I Environmental Site Assessment (ESA) that satisfied the ASTM E 1527-00 Standard Practice in February 2005. EDG also completed a Phase II ESA in accordance with ASTM E1903-97 for the site in February 2005. Hull & Associates, Inc. completed a Phase I Property Assessment Update, performed in compliance with the Ohio Voluntary Action Program (VAP), codified at Ohio Revised Code Chapter 3746, and Ohio Administrative Code (OAC) 3745-300-06, in July 2006. This Phase I Property Assessment Update also satisfied the ASTM E 1527-05 standard. Hull & Associates also completed Phase II Property Assessment activities in accordance with Ohio EPA VAP standards in July 2006. The Phase II ESA activities sufficiently delineated the lateral extent of the free petroleum product in groundwater that is to be addressed under this proposal.

6. Affirm that City is not potentially liable for contamination at the site: The City of Reading is not potentially liable for contamination at the former Nivison-Weiskopf site under CERCLA Section 107 due to its having met the bona fide prospective purchaser provision at CERCLA Subsection 101(40) by complying with the eight provisions laid forth in that Subsection including having made all appropriate inquiry through completion of ASTM-compliant Phase I and Phase II investigations prior to purchasing the property.

7. Not applicable to petroleum sites

8. Not applicable to petroleum sites

9. State Determination of Petroleum Site Eligibility: Letters were sent to the Ohio EPA and the Ohio Bureau of Underground Storage Tank Regulations requesting a petroleum site eligibility determination and letters of support for the Nivison-Weiskopf project. Letters were received from the both agencies indicating that they fully support this proposal and the redevelopment initiative. Ohio BUSTR conducted the necessary analysis to make the site eligibility determination. Their letter states that the site meets the U.S. EPA guidance for petroleum grant funding; therefore the site is eligible for U.S. EPA Petroleum Cleanup Grant funding. Attachment B includes the letter correspondence received from the State.

(a) Current and Immediate Past Owners: The current owner of the property is the City of Reading, Ohio. The immediate past owner of the property is Nivison-Weiskopf Company, which owned the property since February 2, 1963.

- (b) **Acquisition of Site:** The City acquired the property for \$450,000.00 through a Purchase Agreement dated June 30, 2006 closed on May 29, 2007.
- (c) **No Responsible Party for the Site:** The City of Reading has not dispensed or disposed of petroleum or petroleum products, nor has it exacerbated the existing petroleum contamination at the site. The City has taken, and continues to take, reasonable steps with regard to the existing contamination at the site. This Grant Proposal is a step towards remediating the site contamination, which consists primarily of free petroleum product in groundwater. The immediate previous owner is no longer a viable entity due to bankruptcy.
- (d) **Cleaned Up by a person Not Potentially Liable:** As mentioned in Threshold Criteria 9(c) above, the City of Reading has not dispensed or disposed of petroleum or petroleum products, nor has it exacerbated the existing petroleum contamination at the site. The City has taken, and continues to take, reasonable steps with regard to the existing contamination at the site including submission of this proposal for a Cleanup Grant from the U.S. EPA.
- (e) **Relatively Low Risk:** The site is of “relatively low risk” compared to other petroleum sites in the State. The site has not received LUST Trust Fund monies.
- (f) **Judgments, Orders, or Third Party Suits:** The City is not aware of any responsible party (including the City) being identified through a judgment, administrative order, enforcement action, citizen suit, contribution action, or other third party claim that would require a party to assess, investigate, or clean up the site.
- (g) **Subject to RCRA:** The site is not subject to any order under Section 9003(h) of the Solid Waste Disposal Act (RCRA).
- (h) **Financial Viability of Responsible Parties:** No responsible party has been identified, therefore this criteria is not applicable to this proposal.

D. CLEANUP AUTHORITY AND OVERSIGHT STRUCTURE

1. **Description of Cleanup Oversight:** The City of Reading will ensure that this environmental cleanup is completed in conjunction with all applicable state and federal regulations. The site is enrolled in the Ohio EPA Voluntary Action Program, which has specific guidelines regarding remediation activities conducted at brownfield sites and specific risk-based remediation goals. The City will contract with a qualified environmental consulting firm in compliance with federal procurement requirements (40 CFR 31.36) to perform the environmental cleanup activities and complete the necessary reporting and documentation associated with these activities.
2. **Plan to Acquire Adjacent Site Access, if Necessary:** The City has been in contact with the adjacent property owners as part of the larger redevelopment effort underway in the Reading Road Corridor. If needed, site access and/or acquisition of adjacent sites will be undertaken to achieve the City’s redevelopment goals.

- E. **COST SHARE:** The cleanup cost for the Nivison-Weiskopf site is estimated at \$262,000. This U.S. EPA Grant, if awarded, will provide \$200,000 to accomplish this task. The remaining amount, including the mandatory cost share of \$40,000, will be funded through an Ohio Department of Development – Ohio Job Ready Sites Grant that was awarded to the City of Reading to fund the acquisition, demolition, site preparation, and marketing activities associated with the redevelopment of this brownfield site. In addition,

the City will invest significant staff time securing contracts, managing the project, and completing reports for U.S. EPA. To reduce some of the paperwork associated with tracking and reporting this in-kind contribution, the City has opted not to allocate this time toward the match.

Ranking Criteria

A. CLEANUP GRANT BUDGET

| | Task 1 Community Outreach | Task 4 Soil & Groundwater Remediation | Total |
|-------------------|--|--|------------------|
| Personnel | In-kind | In-kind | \$0 |
| Travel | 0 | 0 | \$0 |
| Supplies | In-kind | 0 | \$0 |
| Contractual | 0 | \$200,000 | \$200,000 |
| <i>Subtotal</i> | <i>\$0</i> | <i>\$200,000</i> | <i>\$200,000</i> |
| Cost Share | In-kind | \$40,000 | \$40,000 |
| Total | \$0 | \$240,000 | \$240,000 |

All work involving environmental consultants will be compliant with the procurement procedures contained in 40 CFR 31.36.

Task 1 – Site-Specific Community Outreach: The City of Reading is dedicated to community participation throughout all levels of our brownfield program, including activities related to remediation of the site. The City is committed to conducting a variety of outreach activities to gain public input and to educate our 11,000 stakeholders. To share plans and to receive public feedback, we plan to conduct periodic meetings, submit updates to the local newspapers, and post web site announcements of the progress of the project. The primary expenses for these community outreach activities is time for personnel to prepare for meetings, participate in meetings, and prepare newspaper and web site articles and updates. The City has elected to perform these services as in-kind services, and not present the projected time as part of our match.

Task 2 – Soil & Groundwater Remediation: Soil and groundwater contamination, including the presence of free petroleum product, has been documented to be present beneath the site. The City's consultant will coordinate the installation of a remediation system designed to collect the free petroleum product present on the groundwater surface and remediate the contaminated soil and groundwater beneath the site. System monitoring sampling will be performed during the remediation process to track the effectiveness of the remediation system. Once the monitoring sampling indicates that the site has been remediated, confirmation samples will be collected to confirm that the soil and groundwater meets the Ohio EPA VAP Commercial and Industrial Use standards.

B. COMMUNITY NEED

- 1. Detailed Description of the Target Community:** The City of Reading is an industrial inner-belt suburb of Cincinnati, Ohio. It is located in the industrialized Interstate 75 Mill Creek Valley, which has historically been home to a large-scale manufacturing economy. Our small city of 11,292 residents is entirely landlocked by surrounding communities, most of which share similar demographics and conditions. The area is predominantly made up of high density urban neighborhoods, commercial centers, and industrial districts. To illustrate the urban density of the city, there were only two vacant parcels (encompassing ten acres of land) identified by the 2005 City

of Reading Site Atlas. The need for land reclamation through redevelopment efforts is therefore very acute for the City of Reading.

According to the 2000 Census, 93.7% of residents are white with African American and Asian races accounting for 4.2% of the balance. The economic and social indicators are very close to the United States averages, including percent of the population in the workforce (66%) and median household income (\$39,140).

Four of the ten census block groups in Reading are made up of between 45% and 78% low and moderate income households. This site is located in the heart of that low income area. The per capita income for residents of the city is \$23,527. Reading's population has 7.3% of individuals with incomes below the poverty line, including 7.8% of those under age 18 and 10.2% of those ages 65 and over.

Reading differs from the United States average statistics by having a lower median housing value, \$96,300 versus \$119,600 and a high percentage of renter-occupied housing units. Over 40% of the 5,128 units of housing in the city are rented. The community also has a lower level of higher education attainment than the national average. Only 15.9% of residents have obtained a Bachelor's degree or higher level of education, whereas the national average is almost 25%. This speaks to the "blue collar" nature of Reading and highlights the need for more opportunities for citizens of the community. The population is also an aging one, with a median age more than two years older than the national average. In Reading, the population is made up of almost 4% more persons aged 65 years and older than the national average.

The economy of the area is focused primarily on manufacturing. The economy was shaken by the loss of over 600 jobs within the past ten years when our largest employer, a pharmaceutical company, moved all of its research jobs to a facility in New Jersey. This resulted in the loss of over \$500,000 of tax revenues (about 17% of the City's annual withholding taxes) and required the City to borrow that amount to meet operating costs last year. The number of businesses in Reading is also declining. From 2002 to 2006, the number of businesses in the city has decreased over 26% from 400 companies to 295.

The community is at a critical juncture. Redevelopment of the former Nivison-Weiskopf facility is seen as a key and necessary component to create jobs, increase the tax base, and eliminate a blighting influence on our city. The site was identified as a key factor in several strategic plans for the area including the Community Marketing Plan (2001), the Reading Road Urban Renewal Plan (1999), and the Economic Development NGT Plan (1996). This site is not only important for the city, but the state economy as well. The State's Third Frontier Initiative in greater Cincinnati, whose goal is to strengthen the region as a viable life science and biotechnology hub, sees this site as a lynchpin pilot project to prove that Ohio can compete with the biotech centers on the east and west coasts.

2. **Benefits of Grant to the Targeted Community:** The city will benefit substantially from the use of U.S. EPA Grant funds to clean up the environmental concerns at the former Nivison-Weiskopf facility. If awarded, the grant funds will be used to cleanup the free petroleum product on top of the water table that has been identified at the site under and adjacent to the building near the former railroad loading dock. This will follow the demolition of the building, which will be conducted using Ohio Department of Development funds.

Clearing the site and cleaning up the environmental impacts will allow the property to be utilized for expansion of the Reading Life Sciences Complex. This business park currently contains over 2.5 million square feet of research and biotechnology development on 59 acres housing 1,000 existing jobs. Three companies are located in the Complex, including the Genome Research Institute of the University of Cincinnati, Girindus America, and Patheon Pharmaceuticals, Inc. These organizations have been very successful in their current locations and are near capacity in their existing offices. The Life Sciences Complex has an immediate need for expansion, and the adjacent Nivison-Weiskopf facility would make an ideal location for that development. Specifically, Girindus America is seeking to acquire 20,000 square feet of new lab space and add 25 new researchers and a support staff of 60. Including the growth of Girindus America, the site could accommodate a \$50 million facility with 100,000 square feet of laboratory and office space. This would generate up to 400 new research and support jobs resulting in increased payrolls of \$15-20 million. When the related business activities that would be required of such an expansion are considered using the regional multiplier of three times for the industry, the total investment could approach \$150 million. This is a very exciting prospect for Reading and the surrounding communities.

This growth validates the State's Third Frontier Initiative to grow biotechnology and research business in the area, but the growth must have a place to occur. As previously mentioned, there is precious little vacant land in the city. Therefore, redevelopment of underutilized property is seen as the best scenario to meet the needs of the expanding Life Sciences Complex.

Ohio's former Governor stated that expansion of the Complex is a unique economic development opportunity that supports Ohio's Third Frontier Initiative by delivering a fully integrated way of moving a drug candidate from lead identification through clinical trials to commercial production. The ability to utilize a vacant derelict brownfield property for such a purpose is astounding, and an enormous step forward for the community.

Besides the neighboring Life Sciences Complex, the Nivison-Weiskopf facility is adjacent to another brownfield site in Reading. The former Viox Services, Inc. property has been acquired by the Public Library of Cincinnati and Hamilton County to be cleared and developed into a \$3.2 million state of the art library building. The proximity of this public use will create synergies that will increase the development potential of the Nivison-Weiskopf site and thus will help to fulfill the economic development goals of the city.

The City of Reading previously received U.S. EPA Brownfields funding in FY 2003 in the form of a \$200,000 Assessment Grant that was utilized to assess the environmental concerns at the Nivison-Weiskopf facility and the adjacent future Library site. The award of Cleanup Grant funds would dovetail perfectly with that previous investment by EPA. It would enable the City and its partners to move the project from the feasibility and planning stage to the implementation phase. Clean up of the environmental conditions at the site is the primary challenge standing between the project team and their stated goals of expanding the Reading Life Sciences Complex.

3. **Characterization of the Impact of Brownfields on the Targeted Community:** Reading is located in the industrial I-75 Mill Creek Valley, which is an area of high building density and historically contained many manufacturing operations. Two sites in Reading are listed on the Hamilton County "Urban Land Assembly Program" map as sites that have known or suspected contamination. The density of the area (as noted earlier there are only two vacant parcels of land in the entire city) is such that brownfield properties are a threat to the future growth of the community. They take up valuable real estate and potentially impact the surrounding properties through actual contamination

or through the fear or suspicion of contamination. The city cannot afford to have such blighting influences in locations that may restrict future growth.

Obviously any new growth must occur through redevelopment of existing developed property, and therein lays the argument for addressing the Nivison-Weiskopf site. The city has identified the immediate need for expansion of the adjacent 59-acre Reading Life Sciences Complex, home to three large research organizations currently utilizing over 2.5 million square feet. This presents the ideal opportunity to “kill two birds with one stone” by eliminating a blighting influence on the community (Nivison-Weiskopf) while developing the land into its highest and best use as an office complex to accommodate new jobs and economic vitality. The redevelopment of the Nivison-Weiskopf site and the adjacent future Library site will address the two largest brownfield properties in the city, thus minimizing future impacts by these types of property on the residents of the community.

C. SUSTAINABLE REUSE OF BROWNFIELDS GOALS

- 1. Pollution Prevention and Resource Consumption:** Redevelopment of the Nivison-Weiskopf facility will prevent pollution and reduce the use of one of our most valuable resources: land. The site contains existing contamination, including free petroleum product in and above the water table. By remediating that petroleum contamination, it will be prevented from possibly spreading to adjacent properties or impacting human health.

The redevelopment and reuse of the site to house new laboratory and office space related to the Reading Life Sciences Complex will reduce resource consumption in several ways. First, the valuable asset of land will be preserved, through the full utilization of this 11.675-acre site. A greenfield site will not have to be developed to house the estimated 100,000 square feet of buildings. The importance of the preservation of undeveloped land cannot be overstated, particularly in a large urban area with high density, as is the case in the greater Cincinnati area. Second, the design of the office and laboratory buildings will likely take into account best practices in storm water management, pedestrian access, landscaping, infrastructure (reuse of existing utility systems and construction of any new infrastructure to minimize the environmental footprint of the development), and green building design. The site will be developed as state of the art to retain the existing businesses in the Reading Life Sciences Complex and also attract new companies to the area. To do that, the space must be competitive with other products on the market today. The best way to do that is to incorporate best practices in environmental design as referenced above.

The City is committed to pollution prevention, and has undertaken efforts such as our “Wise on Water” program whose goal is to improve water quality in the Mill Creek Watershed through the promotion best management practices in parking lot maintenance/design, vehicle washing, loading dock sheltering, solid waste container monitoring, pesticide minimization, and waste oil disposal and spill elimination.

- 2. Economic Benefit Promotion:** Growth in the research and biotech fields has been identified as key to the city’s economy by several strategic plans for the area. Those plans include the City of Reading Community Marketing Plan (March 2001), the Reading Road Urban Renewal Plan (April 1999), and the City of Reading Economic Development NGT Plan (September 1996). The State Third Frontier Initiative was begun to promote and develop the research and biotechnology industries in the State, and specifically in the greater Cincinnati region. Redevelopment of this brownfield site using U.S. EPA Grant funds will meet the goals stated in all four of these plans and initiatives. Specifically, this site could accommodate a \$50 million facility with 100,000 square feet of laboratory and office space. This would generate up to 400 new research and support jobs

resulting in increased or new payrolls of \$15-\$20 million. When the related business activities that would be required of such a development are considered using the regional multiplier of three times for the industry, the total impact on the local economy could approach \$150 million in private investment, and \$60 million in additional payrolls. This information is courtesy of the University of Cincinnati Genome Research Institute, and clearly shows the massive impact the redevelopment of the Nivison-Weiskopf facility will have on the local economy.

As stated in this application, this Grant Proposal critically affects the City's ability to implement this redevelopment project. The economic goals for the project cannot be accomplished without the cleanup of the free petroleum product in groundwater at this site. It is a primary piece of the puzzle, and U.S. EPA Grant funding is necessary to carry out the clean up.

- 3. Vibrant, Equitable, and Healthy Community Promotion:** Cleanup of the Nivison-Weiskopf facility using U.S. EPA Grant funds will help ensure that Reading remains a vibrant, equitable and healthy community. As previously mentioned, the city is at a critical juncture. The community's largest employer relocated 600 jobs out of Reading within the past ten years, the number of businesses in the city has decreased by 26% in the past five years, and the tax revenues of the government have dropped to the point that borrowing is required to meet the operating budget of the City. Expansion of the Reading Life Sciences Complex is seen as the best way to enact immediate measures to reverse those trends and keep the community from deteriorating. The potential for over \$60 million of increased payroll into the local economy creates a supreme opportunity for the community to maintain its level of vibrancy, and hopefully increase as a place where people want to live and work. Reading is a small city of 11,000 people, but the future is bright and the creation of 400 new jobs would allow for almost 4% increase in employment and perhaps the same increase in population. The increased diversity that a new group of people bring to a community would hopefully make Reading an even nicer place than it is today.

The addition of a new top quality \$3.2 million library on the adjacent brownfield site to the Nivison-Weiskopf site creates another strong component of our city's vibrancy and health. The library will serve our citizens and hopefully inspire or provide an avenue for some of our citizens to increase their education level. The fact that 400 new research-related jobs would exist as a result of the project, the opportunity for the betterment of our citizens will be greatly increased. It is our hope that those opportunities will make our community vibrant, equitable, and healthy for decades to come.

D. CREATION AND/OR PRESERVATION OF GREENSPACE/OPEN SPACE OR NONPROFIT

PURPOSE: The cleanup of the Nivison-Weiskopf facility will help to minimize urban sprawl and the development on existing greenspace areas. Greenspace preservation will occur in another community, however, as the city currently has only about ten acres of undeveloped/vacant land. Redevelopment is a sound smart-growth strategy and for Reading is a way of life for any new development. There are several specific opportunities for creation of greenspace in the area targeted for the expansion of the Reading Life Sciences Complex.

One of those is Voorhees Park, located about one block away from the site. The park is undergoing a \$325,000 rehabilitation including installation of new play equipment, a second pavilion, and a new walking path which will have an immediate impact on the project area. Another opportunity for creation of greenspace comes in the design of the new buildings that will occupy the Nivison-Weiskopf site and the adjacent future Library site (itself a nonprofit community use). The plans for the properties include significant landscaping, outdoor seating areas, and overall will increase the amount of pervious surface and green space in the immediate area as compared to existing conditions on the two sites. There are several

outlying hillside parcels that make up the Nivison-Weiskopf site, which are shown on the plans as undeveloped. These would be programmed as preserved greenspace for the community.

E. PRE-AWARD COMMUNITY NOTIFICATION

- 1. Community Notification Plan:** Notice of this project has been given at various stages during the planning effort for the Nivison-Weiskopf facility. This has been a high profile project in the community and has been featured in local newspaper and television media. Most recently, the City Council dedicated a portion of its meeting on October 2, 2007 to discuss this project and the City's desire to submit this Proposal. The Council passed a resolution at that meeting approving and authorizing this Grant Proposal. Any decisions regarding the cleanup of the Nivison-Weiskopf property will be made by the City Council in the public forum.

There was also a public notice advertised in the Valley Courier Newspaper on September 24, 2007 for a comment period regarding this Proposal and the City's intent to seek U.S. EPA Grant funding for cleanup of the Nivison-Weiskopf site. The draft Grant Proposal document was provided for public viewing at City Hall and on the World Wide Web for a two week comment period from September 26 through October 10, 2007. Comments and questions were invited to be directed to the City's Safety Service Director, Bob Boehner.

A public hearing was also advertised on September 24th for the evening of October 2, 2007 to discuss project plans for the site and to solicit questions and comments regarding this U.S. EPA Grant Proposal.

The public comments received as part of the initial Community Notification process are described in Attachment C to this proposal. In summary, public comment received during the public hearing were welcomed, with most residents seeking clarification regarding the status of contamination on the site, how the cleanup will be conducted, and the expected involvement of City tax dollars. The public meeting resulted in a petition being drafted and taken door-to-door resulting in even more of our citizens learning about this proposal.

Other public meetings were held in 2003 prior to the application for U.S. EPA Assessment Grant funds to be used at this site. That was the first action taken by the City regarding the Nivison-Weiskopf site and the adjacent Viox Services, Inc. site (future Library). Over 175 signatures were collected for a petition in support of the project and over 60 individuals signed-out the application from the public library and City Hall. Support letters have been received from such organizations as Reading Community Schools, Reading Business Roundtable, Reading Community Advisory Council, Reading Chamber of Commerce, Hamilton County Development Company, Reading Blue Ribbon Committee, Reading Chapter of the Knights of St. John, Reading Career Firefighters Local #1717, University of Cincinnati Genome Research Institute, Reading Community Improvement Corporation, Reading Kiwanis, and the Reading Democrat Club.

- 2. Notification Method Appropriateness:** The City of Reading and its partners have an established history regarding the development of the Reading Life Sciences Complex. The community is familiar with the project and the communication channels and regular public meetings. The small population of the city lends itself to close coordination. The use of public hearings, public meetings, door-to-door resident notification (in connection with the support petition included in Attachment C), and documents provided on the World Wide Web is the most established and is the best manner for constructive dialogue and input to be received from the citizens of our community. Again, the size of our city allows for very close contact between the highest levels of local government and the citizens and stakeholders of the city.

The City of Reading provided many opportunities through a variety of communication techniques for our targeted community and interested parties to learn more about this project and to provide input. These varied opportunities (announcements at meetings, letter correspondence, internet postings, public repositories, mail delivery, door-to-door notification by City Councilpersons and telephone) to announce and discuss the project and to review drafts provided significant public access and notification. These varied multi-media notification methods provided the most convenient opportunities for residents spanning multiple age groups and comfort levels with technology to learn about this program and to provide feedback. These are typical outreach methods for a small City like Reading and we have been very successful with reaching the community with these methods in the past. These outreach activities provide opportunities for all members of our community to review and comment on this application, whether or not they have computers or a means of transportation. We have always provided our materials in English and have never received a request for an interpreter or for our materials to be translated. However, we are prepared to do so upon realization of the need or upon request from a member of our community.

3. **Comment Period Length:** The period provided for public comment on this Grant Proposal was the two weeks between Wednesday, September 26 and Wednesday, October 10, 2007. A public meeting was held on October 2nd to allow for direct dialogue with interested citizens. The City will continue to use the forums mentioned previously (announcements at meetings, letter correspondence, internet postings, public repositories, mail delivery, and telephone) for future public outreach.
4. **Plans for Addressing Comments:** All public comments, concerns, or questions expressed at the public meeting on October 2nd, the Council meeting on October 2, 2007, and/or during the public comment period were strongly considered and incorporated throughout our plans and this Proposal as appropriate. The overwhelming support of the community for the redevelopment of the Nivison-Weiskopf site and the expansion of the Reading Life Sciences Complex has been encouraging to the City and its partners, and we anticipate that support continuing as we move the plan forward towards implementation if this Grant Proposal is approved.

All comments received prior to the cleanup project will result in the City's preparation and delivery of a responsiveness summary so that the respondents understand how their suggestions were integrated into our plans. We hope this helps gain trust and encourages the public to continue to provide input on project plans, as our summary will be evidence that their thoughts were thoroughly considered and that their time was well spent.

F. ONGOING COMMUNITY INVOLVEMENT

1. **Plan for Involving the Affected Community:** We hope to provide more opportunities for individuals and families to learn more and play an active part in the future of our community. It is the City's goal to provide a medium for interaction with the public and shareholders that provides meaningful outreach and the opportunity to participate in the City's cleanup and redevelopment decisions. These will include targeted outreach and presentations to the three of the primary stakeholder groups involved in the project (outlined below). The City will continue to use the forums mentioned previously (announcements at stakeholder and public meetings, letter correspondence, internet postings, public repositories, mail delivery, and telephone) to keep our community involved and up to date on this project.

The Reading Blue Ribbon Committee was established by the City of Reading and the Chamber of Commerce in January 1997 to develop and implement a comprehensive economic development

program for the city. The Committee, which meets monthly, is comprised of representatives from the business community (private sector), residential community (neighborhood residents), schools, and the local government. The goals of the Committee are to help the community/City recruit new businesses with high paying jobs, acquire and redevelop the Nivison-Weiskopf property, revitalize the Reading Road Corridor, and develop a new branch library. This stakeholder group has been involved in this project since its inception, and will continue to be a valuable member of the project team.

The Reading Business Roundtable, a consortium of the city's seven largest employers formed in August 1997, also remains a valuable partner in the decision-making process regarding the Nivison-Weiskopf facility. The group fully supports the City's efforts and will provide valuable input as cleanup occurs and new development begins at the site.

The City Council is a group of elected officials that oversee all aspects of the City's operations. Any decisions regarding the cleanup of the Nivison-Weiskopf property will be made by the City Council in the public forum, thereby providing for additional measures of ongoing community involvement.

The City has built strong connections with many other community organizations including the Kiwanis Club, local schools, and the Rohm and Haas Foundation. The Foundation has been very active in our area regarding environmental justice initiatives throughout the greater Cincinnati region. The Foundation is an active partner in the redevelopment of this site, and is very pleased with the future plans for redevelopment of the two adjacent brownfield sites and development of the library and Life Sciences Complex, which will eliminate these blighting influences on the neighborhood and replace them with an educational asset and a job creation engine.

2. **Efforts and Plans to Develop Partnerships:** Thus far, the Ohio EPA and the Ohio Department of Development, the Reading Community Schools, Reading Business Roundtable, Reading Community Advisory Council, Reading Chamber of Commerce, Hamilton County Development Company, Reading Blue Ribbon Committee, Reading Chapter of the Knights of St. John, Reading Career Firefighters Local #1717, University of Cincinnati Genome Research Institute, Reading Community Improvement Corporation, Reading Kiwanis, the Public Library of Cincinnati & Hamilton County, and the Reading Democrat Club have expressed support for the project and have acted as an advisory group to ensure sustainable cleanup and redevelopment of the two adjacent brownfield sites including the Nivison-Weiskopf facility. The funding received previously from the U.S. EPA and the Ohio Department of Development in the form of a \$200,000 Assessment Grant and \$2.6 million Job Ready Sites Grant, respectively, have forged the group into action and given us a means to pursue the successful redevelopment of this brownfield property into something in which all our residents can take pride. The variety of strong partnerships that have been created around this project will continue to ensure that the redevelopment of this site will be appropriate and sustainable.

The City also will work closely with the appropriate health protection agencies including the Ohio Department of Health and the Hamilton County Health District. We will coordinate our efforts with these agencies to ensure that our cleanup activities maximize the positive benefits of this project on the environment and help to eliminate any exposure pathways for the contamination on site including soil, water, surface water, and air media.

3. **Plans for Communicating Project Progress:** Regular updates on the progress of cleanup activities will be provided by city staff at City Council meetings and meetings of our partners. Written reports will be made available for review by citizen groups and periodically posted on the City's website. The City will also work with local media outlets, including print and television, to advertise the

progress that will be made on this site towards our goal of full redevelopment. We hope that all our 11,000 constituents will remain excited about our plans for the Nivison-Weiskopf site and the Life Sciences Complex; because we feel that the project will make our community stronger and better.

4. Community-based Organizations Involved in the Project:

Reading Business Roundtable: Ed Frankel – 513.761.9255

A consortium of the city's seven largest employers, and staff from the City, Chamber of Commerce, and School Corporation. The group advises the City on economic development efforts.

Rohm and Haas Community Advisory Council: Kim Lahman – 513.772.7903

This Foundation is the philanthropic arm of a large chemical manufacturer located in Reading. The Foundation has provided charitable grants to Reading organizations related to education and environmental justice.

Reading Chamber of Commerce: Jim Stewart – 513.733.5500

The local Chamber provides programs to assist member businesses and to attract new investment into the community.

Reading Blue Ribbon Committee: Linda Fitzgerald – 513.543.7203

Established to help the community/City recruit new businesses with high paying jobs, acquire and redevelop the Nivison-Weiskopf property, revitalize the Reading Road Corridor, and develop a new branch library. This group is comprised of representatives from the business community (private sector), residential community (neighborhood residents), schools, and the local government.

Reading Parks Foundation: Susan Slavey – 513.733.3725

This group of citizens effects programs and projects to expand recreational and greenspace activities and opportunities in the city.

Reading Career Firefighters Local #1717: Daniel C. Kunkel – 513.733.5537

This professional association and bargaining unit for area firefighters has taken on community outreach and volunteer tasks associated with this, and other community projects.

Kiwanis Club of Reading: Bob Boehner – 513.733.3725

This service organization supports projects and initiatives in Reading.

Reading Democrat Club: Kerrie Flege – 513.769.4014

This organization actively supports the community through involvement in local political process and offers technical and administrative assistance to other civic organizations.

G. REDUCTION OF THREATS TO HUMAN HEALTH AND THE ENVIRONMENT

- 1. How funds will be used to identify/reduce threats to human health and the environment within the target/exposure area of the site:** The Cleanup Grant funds will be used to conduct a cleanup of the 11.675 acre former Nivison-Weiskopf facility to accommodate the expansion of the adjacent 59-acre biotechnology cluster, the Reading Life Sciences Complex. The site contains existing contamination, including free petroleum product in and above the water table. On-site and off-site receptor populations may encounter petroleum contamination through exposure pathways including direct contact with surface soils, drinking of contaminated groundwater, and recreational contact with contaminated surface water or sediments. Furthermore, petroleum contamination in soil or groundwater underlying or adjacent to buildings may result in volatile emissions from soil, soil gas or groundwater to indoor air space of the buildings through vapor intrusion, particularly if the petroleum is from a low-molecular weight and volatile fuel or solvent. Petroleum products are often complex mixtures of many organic compounds; exposures to one or more of these compounds have been associated with human health effects, including systemic effects and an increased risk of various types of cancer. By remediating that petroleum contamination, it will be prevented from possibly spreading to adjacent properties or impacting human health. Remediation will involve

removal of all environmental constituents of concern that exceed the Ohio EPA Voluntary Action Program (VAP) Direct Contact Standard for Commercial and Industrial Land Use, thereby eliminating the potential for exposure by persons within the target area. Add information on groundwater sources/surface water

2. **Extent of interaction with local and state health agencies:** The site has been assessed in compliance with the Ohio EPA VAP. The City of Reading and their selected consultant will continue to carry the site through the VAP process throughout the demolition and remediation phases of redevelopment. The site will be cleaned up to a point where a VAP No Further Action (NFA) letter will be issued for the site, thus documenting that the site has met all of the criteria to protect human health and the environment under the VAP Commercial and Industrial Land Use standards. Interaction with the Ohio EPA will be coordinated throughout the remediation process, as appropriate.
3. **Proposed Cleanup Plan:** The Cleanup Grant funds will be used to conduct a cleanup of the 11.675 acre former Nivison-Weiskopf facility to accommodate the expansion of the adjacent 59-acre biotechnology cluster, the Reading Life Sciences Complex. The site will be cleaned to the Ohio EPA VAP Direct Contact Standards for Commercial and Industrial Land use, as appropriate.

Based on results of site assessment data, groundwater under the site contains floating free petroleum product under the building adjacent to the rail loading dock, and between the building and the adjacent railroad corridor. There are also petroleum-contaminated soils at the site, trichloroethylene in the groundwater, and possible metals and PCB contamination in soils. Historic data also indicates the existence of benzo(a)pyrene in groundwater at concentrations exceeding the Ohio VAP generic unrestricted potable use standard. Supplemental Phase II assessment activities have delineated the lateral limits of the floating free product and other chemicals of concern. However, the City's consultant will provide oversight and additional sampling, as necessary, throughout the demolition process to further assess any new environmental concerns that are uncovered.

The proposed remedial plan would begin following the demolition of the structures that currently occupy the site (using non-EPA funding sources). Any source areas in structures or soils discovered during the demolition of the buildings would be removed utilizing EPA Grant funds or matching non-EPA funds.

A dual-phase extraction technology is proposed to remove petroleum product and residual and dissolved constituents in groundwater. Extracted liquids will be treated and discharged or, in the case of petroleum product, disposed of by a licensed disposal company. Post remedial confirmatory sampling will then occur, following which a Phase I Property Assessment Update will be prepared. Once the remediation and Phase I Update are completed, a VAP No Further Action letter will be prepared and submitted to Ohio EPA. The agency would then be expected to grant a Covenant Not to Sue for the site.

The estimated cost of the remedial effort described above is \$262,000. An additional \$60,000 of closure-related and Ohio EPA fees will be required.

H. LEVERAGING OF ADDITIONAL RESOURCES

1. **Commitment of Local Funds:** The City and its partners, including the U.S. EPA, have already invested significantly in the project area, and will continue to do so to successfully meet the redevelopment goals of the project. The cost for cleanup and redevelopment of the site is estimated at \$3,514,000.

The funds used to complete project activities to date (and not included in the \$3.5 million project estimate) include \$200,000 of EPA Grant Funding that was used in 2004-2005 to conduct assessment activities at the Nivison-Weiskopf site and the adjacent Viox Services, Inc. site (future Library site). Over \$3.3 million of local and Ohio Department of Transportation money has been spent in the past three years on other activities related to the expansion of the Reading Life Sciences Complex. The projects included in that total were the Reading Road resurfacing, curb, gutter, and streetscape project, additional Phase I and II investigations, the Galbraith Road railroad crossing repair project, and various costs associated with due diligence prior to the acquisition of the Nivison-Weiskopf site.

A \$2,339,177 Job Ready Sites Grant (JRS) was awarded to the City of Reading in 2007 by the Ohio Department of Development specifically for the expansion of the Life Sciences Complex, primarily to be used to redevelop the Nivison-Weiskopf property. The grant included dollars for acquisition, demolition, new infrastructure construction, and contingencies to fund the majority of the redevelopment work to occur on site. The remaining piece of the funding puzzle would be solved by U.S. EPA's funding of this Grant Proposal. The JRS Grant will be used to meet any cleanup/redevelopment needs not met through this Grant Proposal. However, it should be noted that the land acquisition cost, as is often the case, exceeded the budget estimate by nearly \$250,000. Therefore, the project budget is stretched making the funding of this Proposal by U.S. EPA all the more critical.

2. **Ability to leverage funds:** The City of Reading has put in place a very comprehensive funding strategy to meet the needs of the Nivison-Weiskopf redevelopment project. State, federal (including EPA), local, and private dollars have been spent to date, and are projected for use in future aspects of the project. The cleanup of this site is one component of a larger revitalization effort aimed at the Reading Road Corridor and expansion of the Reading Life Sciences Complex. The following are the funding sources that are committed or have been spent to date on the project to show the amount of funds that have been, and will be, leveraged by the Grant Proposal. This U.S. EPA Grant Proposal would be the final piece of the funding puzzle as it is envisioned today.

| DEDICATED FUNDING SOURCES | |
|---|----------------------|
| Ohio Job Ready Sites Grant: | \$2,339,177 |
| Local Funds dedicated to the project: | \$305,356 |
| Other Private, State, and Local Funds: | \$925,262 |
| Total: | \$3,569,795 |
| Local/ODOT Funds spent to date: | \$3,307,154 |
| U.S. EPA FY2003 Assessment Grant: | \$200,000 |
| Total Leveraged by Cleanup to Date: | \$7,076,949 |
| Potential Private Investment: | \$150,000,000 |
| Library Investment: | \$3,200,000 |
| Leverage of \$200,000 Cleanup Grant: | \$160,276,949 |

The FY2003 U.S. EPA Assessment Grant leveraged over \$4,000,000 in local and state money that has been spent to date. That number is included in the over \$10,000,000 in local and state funding that has been awarded and/or dedicated to the project since then. The 50 to 1 ratio of local and state to U.S. EPA Grant dollars is significant and shows the commitment of the City of Reading and its

project partners to completing this brownfield redevelopment effort and to leveraging the federal government's investment in our city.

I. PROGRAMMATIC CAPABILITY

- 1. Ability to manage grant and perform all phases of work:** The City of Reading was the recipient of a FY2003 \$200,000 U.S. EPA Site-Specific Assessment Grant to address the adjacent Nivison-Weiskopf and Viox Services, Inc. brownfield sites. This grant was fully disbursed within the grant term and all goals laid out in the application were met. Both sites had Phase I and Phase II Environmental Site Assessments conducted, and that information was used to provide both the City of Reading and the Public Library of Cincinnati & Hamilton County to move forward with the acquisition of the two sites, respectively, to begin the redevelopment process. As mentioned above, this Grant leveraged over \$4,000,000 to date.

The City has managed and closed out other large grants successfully including a \$1,600,000 grant from the Ohio Department of Transportation for infrastructure development; a \$588,000 grant from Hamilton County for road, sewer and landscape improvements; a \$549,000 grant from Hamilton County for road and storm sewer improvements; a \$526,000 grant from Hamilton County to address landslide damage and reconstruct storm sewers. These grants are in addition to the FY2003 U.S. EPA Assessment Grant and the 2007 Ohio Department of Development JRS Grant of \$2.3 million.

The professional expertise needed to complete this project is fulfilled by City staff, hired consultants, and support from Ohio EPA. The project manager, Mark Fitzgerald has over thirty years of experience managing projects and has been working on redevelopment efforts for ten years. He holds a Bachelors Degree in Political Science from the University of Utah and a Masters of Public Administration Degree from the University of Dayton. Mark has managed many multi-million dollar public works, redevelopment, and adaptive reuse projects.

The City will complete competitive procurement practices compliant with 40 CFR 31.36 and the Ohio Revised Code to solicit and secure a qualified environmental consultant to complete the remediation activities. The City will require that the selected consultant has previous experience implementing U.S. EPA assessment grants. The City will seek input and assistance from this consultant, U.S. EPA, Ohio EPA, BUSTR, ODH, and the Hamilton County Department of Environmental Services as appropriate to ensure the strictest adherence to all necessary cleanup and grant management requirements.

- 2. History of managing federal funds:** The City of Reading's history of federal fund management is exemplary. Our FY2003 EPA Grant was completed per the terms of the Cooperative Agreement and fully disbursed conducting the activities for which it was awarded. The City has not had any adverse audit findings under OMB Circular A-133 audits. The City has not been subject to high risk terms under OMB Circular A-102. The City has successfully participated in the U.S. Department of Housing and Urban Development Community Development Block Grant Program (CDBG) for over twenty-five years. CDBG funding has been used for streetscape improvement, property acquisition for public facilities, and for economic development activities. Our record of managing CDBG funds continues to be exemplary due to our highly capable City staff.
- 3. Compliance with reporting requirements:** The City of Reading developed a fine record on meeting reporting requirements during the term of the FY2003 \$200,000 U.S. EPA Site-Specific Assessment Grant. All reporting requirements and grant deliverables were accomplished on schedule. This includes the quarterly reporting during the two-year term of the grant, and the delivery of all associated reports (Phase I and Phase II) to our U.S. EPA Project Manager.

- 4. Plans for tracking and measuring progress:** The Cleanup Grant funds will be used to conduct a cleanup of the 11.675 acre former Nivison-Weiskopf facility to accommodate the expansion of the adjacent 59-acre biotechnology cluster, the Reading Life Sciences Complex. This project will be tracked to determine its applicability to the Goals in the EPA Strategic Plan. The Cleanup Grant for the Nivison-Weiskopf facility will directly result in the cleanup of one site containing 11.675 acres and the retention of 1,000 jobs. It is projected to create 400 new on-site jobs, with a private development investment of \$50,000,000. It is hoped that the final design of the site will create new greenspace for the community, with the acreage of that green area to be determined.

The City will consider this grant to be a success when the environmental conditions at the site have been cleaned up and the property is ready for construction of new infrastructure to be followed by sale and development into an expansion facility of our nearby biotechnology complex. Interim milestones to help track our success will be to establish contracts with qualified environmental consultants; complete well-developed plans and reports; and conduct a positive public outreach campaign that keeps nearby residents and all stakeholders involved, informed, and pleased with the activities taking place.

ATTACHMENTS

- A.** Reading City Council Resolution Authorizing and Supporting this Grant Proposal
- B.** Letter from the Ohio Bureau of Underground Storage Tank Regulations Regarding Site Eligibility & Letter of Acknowledgement and Support from the Ohio EPA
- C.** Community Notification Materials
- D.** Letters of Support

Attachment A

Reading City Council Resolution Authorizing and Supporting this Grant Proposal

RESOLUTION #2007- 106 R

A RESOLUTION AUTHORIZING THE SERVICE DIRECTOR TO MAKE APPLICATION FOR A US EPA GRANT FOR THE NIVISON SITE. THIS GRANT WILL BE USED IN THE CLEAN UP PHASE ON THE NIVISON PROPERTY. IF FUNDS ARE AWARDED, THE SAFETY SERVICE DIRECTOR WILL EXECUTE THE GRANT AGREEMENTS ON BEHALF OF THE CITY.

WHEREAS, the City of Reading Corporation owns an 11.675 acre tract of land (the former Nivison Weiskopf facility);

AND WHEREAS, this tract is intended to provide additional land suitable for redevelopment by the Reading Life Science Complex adjacent to this site;

AND WHEREAS, environmental screening showed petroleum-contaminated soil on the site, TCE in ground water, and possible metal and PCB contamination;

AND WHEREAS, the City of Reading has procured funding from the State of Ohio, Department of Development, "Job Ready Sites Grant" program to pay for a portion of the remediation of hazardous substances and site development costs;

AND WHEREAS, the City of Reading has signed a Memorandum of Understanding ("MOU") agreeing to participate equally in a Voluntary Action Program ("VAP") Phase I environmental property assessment.

AND WHEREAS, the ultimate goal of the City of Reading is to procure state and federal funding to complete environmental assessments and remediation, to ensure a clean parcel prior to redevelopment of the site as an expansion of the Reading Life Science Complex;

NOW THEREFORE BE IT RESOLVED, the City of Reading Council authorizes the Safety Service Director to submit a grant application to the United States Environmental Protection Agency for a \$200,000 Petroleum Remediation Grant proceeds of which are to be used to the benefit of the redevelopment of the Reading Life Science Complex.

Adopted this 2nd day of OCTOBER, 2007.

Carol Bullock Carpenter
President of Council

ATTEST:

David E. Pflaum
Clerk of Council

Approved OCTOBER 2, 2007

Robert Bemmes
Mayor

Approved as to form:

David T. Stevenson
David T. Stevenson, Law Director

Attachment B

Letter from the Ohio Bureau of Underground Storage Tank Regulations Regarding Site Eligibility
Letter of Acknowledgement and Support from the Ohio EPA



Ohio Department of Commerce

Division of State Fire Marshal
Bureau of Underground Storage Tank Regulations
8895 E. Main St. • P.O. Box 687
Reynoldsburg, OH 43068-9009
(614) 752-7938 FAX (614) 752-7942
www.com.state.oh.us

Ted Strickland
Governor

Kimberly A. Zurz
Director

October 11, 2007

Ms. Deborah Orr
U.S. EPA Brownfield Coordinator, Region 5
U.S. Environmental Protection Agency
77 West Jackson Boulevard
Chicago, IL 60604-3507

Subject: City of Reading Application for a Petroleum Brownfields Cleanup Grant

Dear Ms. Orr:

This letter acknowledges that the City of Reading notified the Office of the State Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to submit a Petroleum Brownfields Cleanup Grant proposal for the following property:

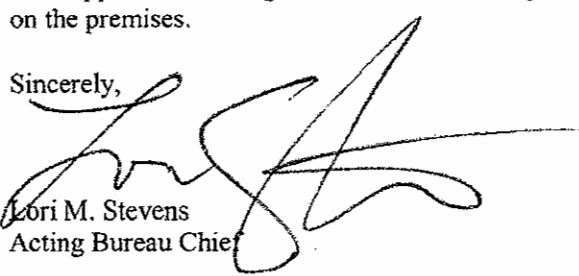
- Former Nivision-Weiskopf Facility, 601 Third Street, Reading, OH

The applicant provided BUSTR with information regarding the site and property ownership, and requested BUSTR make a necessary determination on eligibility for brownfields funding. Based on the information provided, BUSTR has determined that:

- The site is of "relatively low risk" as compared with other petroleum-only sites since the site is not being cleaned up using LUST trust fund monies.
- There is no viable responsible party as defined by the U.S. EPA request for proposal publication EPA-OSWER-OBCR-07-09, Section 3.3.2.
- The applicant is a volunteer who is not potentially liable for the petroleum contamination because the applicant has not dispensed petroleum or petroleum products at the site.
- The site is not subject to any order under Section 9003(h) of the Solid Waste Disposal Act (RCRA).

I am pleased to offer BUSTR's support for the City of Reading Brownfield Cleanup Grant proposal. BUSTR offers this support even though BUSTR does not regulate the USTs since they contain heating fuel for consumptive use on the premises.

Sincerely,


Lori M. Stevens
Acting Bureau Chief

cc: Bob Boehner, City of Reading
Mark Fitzgerald, City of Reading



State of Ohio Environmental Protection Agency

STREET ADDRESS:

Lazarus Government Center
50 W. Town St., Suite 700
Columbus, Ohio 43215

TELE: (614) 644-3020 FAX: (614) 644-3184
www.epa.state.oh.us

MAILING ADDRESS:

P.O. Box 1049
Columbus, OH 43216-1049

October 9, 2007

U.S. Environmental Protection Agency, Region 5
Brownfields and Early Action Section
ATTN: Deborah Orr
77 West Jackson Blvd. (SE-4J)
Chicago, Illinois 60604-3507

RE: City of Reading's Petroleum Brownfield Cleanup Grant

Dear Ms. Orr:

I am pleased to offer Ohio EPA's support for the City of Reading's Petroleum Brownfield Cleanup Grant proposal. Petroleum cleanup activities are normally handled by our Bureau of Underground Storage Tank Regulations (BUSTR), however, this proposal is for the cleanup of heating oil, which is not regulated by BUSTR. We have worked with Ohio's brownfield communities in the past and hope to be able to provide support to the City of Reading under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfields Revitalization Act (P.L. 107-118).

The City of Reading is applying for a \$200,000.00 Petroleum Brownfield Cleanup Grant for cleanup of the 11.675 acre former Nivision-Weiskopf facility, located at 601 Third Street, Reading, Ohio, in order to accommodate the expansion of the adjacent 59-acre biotechnology cluster, the Reading Life Sciences Complex. Funding will be used to remediate, remove and close three heating oil USTs. The property will be cleaned up through Ohio's Voluntary Action Program.

We look forward to working with the City of Reading and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at (614) 644-2924.

Sincerely,

Peter Whitehouse, Assistant Chief
Division of Emergency and Remedial Response
Ohio Environmental Protection Agency

cc: Bob Boehner, Safety Service Director, City of Reading
Nita Nordstrom, SWDO/DERR

Ted Strickland, Governor
Lee Fisher, Lieutenant Governor
Chris Korleski, Director

Attachment C
Community Notification Materials

Public Notice as it Appeared in the Valley Courier Newspaper
Public Hearing Sign-in Sheet
Public Hearing Meeting Minutes
Petition of Reading Residents Supporting this EPA Grant Proposal and the Nivison Weiskopf project

September 26, 2007

**Notice of City of Reading's Pursuit of U.S. Cleanup Grants
and Request for Public Input**

The City of Reading is seeking a \$200,000 grant from the U.S. EPA Brownfields Program to complete petroleum cleanup activities at the former Nivision-Weiskopf facility, located at 601 Third Street. A draft grant application is available for public review and input at City Hall, 1000 Market Street, during regular business hours from Wednesday, September 26 through Wednesday, October 10. A draft application is also available for review at www.readingohio.org through the same period. A public meeting discussing project plans and this grant application will be held at City Hall on Tuesday, October 2 at 7:00 pm. Public comments will be considered for incorporation into the application if they are received on or before October 9, 2007. Please direct questions or comments to Bob Boehner, Safety Service Director, (513) 733-3725.

MINUTES

PUBLIC MEETING ON THE STATUS OF THE U.S. EPA BROWNFIELD GRANT

OCTOBER 2, 2007

Lance Turley, Principal for Hull and Associates, Inc., opened the public meeting at 7:30 p.m.

Mr. Turley gave a summary of the U.S. EPA grant program and the City of Reading's proposed grant application for \$200,000 for petroleum assessment on the 10.3-acre Nivison-Weiskopf property. The City recently received a \$2.3 million Job Ready Site grant to acquire the site, conduct environmental remediation, and install infrastructure to prepare the Brownfield site for redevelopment as an expansion of the existing Reading Life Sciences campus. In 2003 the City received a U.S. EPA grant to conduct environmental assessment on the Nivison-Weiskopf site and the contiguous Viox Services, Inc. property. Mr. Turley clarified that the City's current U.S. EPA application is being made in consideration known petroleum contamination at the Nivison-Weiskopf site that will likely hinder redevelopment of the subject property as an expansion of the life sciences complex.

Grant funds (\$200,000) will be used for remediation of petroleum on the site which was identified in a previous assessment funded by a U.S. EPA grant. Purposes are to:

1. Clean up petroleum contamination at the subject site;
2. Ensure public health and safety of residents; and
3. Support economic revitalization in the area.

The subject site was used as a box and glass factory including lithography printing operations and storage tanks. There are potential soil and known groundwater environmental concerns from a history of commercial and industrial use. Mr. Turley gave a detailed description of the process being proposed for remediation of floating petroleum along the west side of the property, near the railroad tracks. In general, the remedial approach would entail operation of a dual-phase (i.e., soil vapor and water) extraction system and performance monitoring employing existing monitoring wells.

At this point in the meeting, Mr. Turley invited public participation and distributed public participation cards for the attending public to complete.

Ken Nordin asked if the proposed U.S. EPA grant funds would be in addition to the \$2.3 million Ohio Department of Development Jobs Ready Site (JRS) grant funds. Mr. Turley confirmed that this is the case. The City did not receive the full amount they requested under the JRS (namely, \$2.5 million), and given this shortfall and the substantial local match (33%) that the City needs to provide for the JRS grant, it is critical that the City leverage the U.S. EPA funds to complete the redevelopment project. Mr. Turley noted that the City is requesting the maximum allowed under the U.S. EPA grant (\$200,000) without obtaining a waiver, and that the City will need to provide

\$62,000 in matching funds; \$40,000 of the local match will come from the JRS grant and the balance (\$22,000) from the City. Ken asked what the City's maximum out-of-pocket expense was; Mr. Turley replied that it is \$22,000 (in consideration of the approximately \$222,000 remediation estimate included in the Project Assumptions and Cost Estimate portion of the JRS application).

Carol Carpenter and Bob Boehner agreed to oversee signing of a petition in favor of the application. They agreed to go door-to-door in the community to inform the public about the project and to seek signatures on a petition. Mr. Turley said that this is an excellent idea as public participation for the project is essential. The application has also been posted on the City's web page.

Linda Koewler commented that she thought Elizabeth Street was too narrow to use as an entrance for construction traffic to enter the site. Mr. Turley confirmed that Third Street would be the major entrance into the site during the remediation. He added that the type of remediation being proposed would not include disposal of significant quantities of materials; semi-trucks and heavy equipment will not be used and the largest equipment on site will be a pumping mechanism. He said that City Council will have an opportunity to review and make recommendations for the preferred access into the site during the remediation.

Bob Ashbrock asked if there are wells on the site. Mr. Turley replied that as part of the Phase II work funded by the initial U.S. EPA grant there are monitoring wells on the site, but there are no drinking water wells on site. Liquids extracted via the remediation system will be discharged into a holding tank. Mr. Turley described how oil and water will be collected on-site and, if possible, the oil recycled. Alternatively, liquids would be treated at an off-site treatment plant. Mr. Ashbrock asked if the subject property would need to be cleaned whether the City gets the U.S. EPA grant or not, and whether the need for petroleum clean-up is a new problem or whether the U.S. EPA grant is simply a new source of funding for an already-identified problem. Mr. Turley responded that the JRS grant will pay for non-petroleum clean-up, but that the U.S. EPA grant is needed for clean-up of petroleum on the site which was identified in previous environmental studies. Furthermore, clean-up of the petroleum would be required in order to demonstrate the site meets risk-based standards under the Ohio Voluntary Action program; a necessary element in the City's efforts to obtain a Covenant not to Sue for the Site. When the State reduced the amount of the City's grant, it became clear that the City would have difficulty compensating for the resulting increase in the local match. If funded, the U.S. EPA grant will help fill this funding gap and allow the life science expansion project to proceed.

Jim Champlin asked if the cleanup and demolition of the building will be done at the same time. Mr. Turley replied that they would be done together. Mr. Champlin asked if this project involves a property on Reading Rd; Mr. Turley replied that it does not; the cleanup will only occur on property east of the railroad tracks. He referenced a map of the proposed Nivison-Weiskopf project area which the public reviewed. Mr. Champlin confirmed with Mr. Turley that the remediation system is unobtrusive and will be left on site until the oil is removed.

Ken Nordin said that when he reviewed the application on-line, he noted a mention of PCBs and trilene in addition to petroleum. He asked if it is likely that the City during its petroleum clean-

up will find even more contamination that funds provided for clean-up in the scope of this project. Mr. Turley replied that this is not likely based on the very low concentrations of these compounds, but that there is no airtight certainty in environmental cleanup. The site has been extensively studied and based on the data received there is no logical reason to expect that large bodies of oil beyond those identified will be discovered.

Mr. Nordin asked if there are any underground tanks on the site. Mr. Turley replied that there are fuel oil tanks on the other side of the site, and that they will be removed as part of the JRS grant project. Mr. Nordin asked if the tanks will be drained before they are removed. Mr. Turley responded that they will be drained as much as possible before being removed and, using a very conservative approach, they will be removed prior to initiation of demolition to avoid damaging the tanks and possibly creating releases.

Mr. Nordin noted that the application seems to say that if the City proceeds with this project, the City of Reading will be released from any future liability for contamination on the site; is this true? Mr. Turley replied that by going through the Voluntary Action Program, (which he explained in more detail), the City will get release of liability from Ohio EPA, namely a Covenant Not to Sue.

Mr. Champlin asked if the proposed U.S. EPA and JRS environmental remediation projects will result in a safer environment as this is one of his primary concerns. Mr. Turley replied that it would. He asked if during the remediation, there is need to do other testing of ground water or soils, would we be able to do this. Mr. Turley replied that there are contingencies in the JRS budget to allow for this.

Bob Boehner asked if there would be post-project ongoing monitoring. Mr. Turley said that such monitoring would continue for about a year, and at some point, based on a statement from a Voluntary Action Program Certified Professional, all parties will agree that the site is sufficiently clean and meets risk-based standards. Ultimately the Director of the U.S. EPA will approve sign off on the remediation project and issue the Covenant Not to Sue.

Mr. Turley asked if there were any other questions from the public. Being none the public hearing was closed at 8:10 PM.

Attachment D
Letters of Support

Girindus American Inc.
Kiwanis Club of Reading Ohio
Hamilton County Economic Development Office
State of Ohio Environmental Protection Agency
State of Ohio Environmental Protection Agency – Bureau of Underground Storage Tank Regulations
Ohio Kentucky Indiana Regional Council of Governments
Patheon Pharmaceuticals, Inc.
Reading Career Firefighters Local 3717
Reading Chamber of Commerce
Reading Community Improvement Corporation
Reading Community Schools
Rohm and Haas Community Advisory Council



GIRINDUS

Girindus®

October 4, 2007

Robert "Bo" Bemmes
Mayor of Reading
1000 Market Street
Reading, Ohio 45215

Girindus America Inc.
8560 Reading Road
Cincinnati, OH 45215
USA

Tel.: +1 (513) 679 3000
Fax: +1 (513) 679 3053
E-Mail: info@girindus.com
Internet: www.girindus.com

Dear Mayor Bemmes:

It is my understanding that the city of Reading is applying for a grant from the US EPA to facilitate clean up at the former Nivison Weiskopf site adjacent to the Reading Life Sciences Complex. I would like to express our support for this grant.

Girindus is an independent, technology-driven company offering an array of chemistry services to the pharmaceutical and cosmetic industries. These services include process R&D, cGMP-compliant scale-up and manufacture of active pharmaceutical ingredients, and regulatory support. Girindus operates laboratories and production facilities at the Reading site.

Girindus America is also home of our commercial scale oligonucleotide production facility. Oligonucleotides are short segments of RNA and DNA that can be used to treat disease. In this area, Girindus has invested over \$2 million in 2003-04 and is investing an additional \$5.2 million between 2007-09. Oligonucleotides are expected to be a key source of new therapeutics in the future.

In August 2005 Belgium-based Solvay Group purchased controlling interest in Girindus. Solvay is an international chemical and pharmaceutical group which holds worldwide leadership positions in most of its activities. Solvay has over 400 units in 50 countries; employs almost 30,000 people of which 2,650 are involved in research; serves 160,000 clients worldwide; and generated EUR 9.4 billion of sales in 2006.

Approval of Reading's grant request will permit Girindus, along with the other Reading life science partners Genome Research Institute (GRI) and Patheon Pharmaceuticals, Inc., to grow their businesses in the following key ways:

1. Create an opportunity to attract and establish new life-science companies. This in turn builds a critical mass of technical personnel to make recruitment of top talent easier. It also brings in fresh ideas and concepts that can potentially be commercialized.
2. Establishment of new life-science companies in close proximity creates new business opportunities for the existing companies through inter-company sales.

3. The existence of lab-space in Reading will provide easy access to facilities for our future growth.
4. A life science center leverages ideas from the fine universities in the area by providing a conduit for commercialization of their research.

Approval of this grant will be the next step in furthering our journey toward a sustainable life-science center in South-Western Ohio. Remediation and improvement of the 11.65 acres of the former Nivison site will permit the current life-science complex to continue its growth thus providing greater economic opportunities in both Reading and Ohio.

Sincerely

A handwritten signature in black ink, appearing to read "F. Mark Laskovics", written in a cursive style.

F. Mark Laskovics, PhD

President and COO



October 1, 2007

Robert Bemmes
Mayor, City of Reading
1000 Market Street
Reading, Ohio 45215

Dear Mayor Bemmes:

The Hamilton County Economic Development Office is pleased to support the City of Reading's application for an EPA grant for the clean up of petroleum to facilitate redevelopment of the Nivison-Weiskopf property for future expansion of the Reading Life Sciences Complex.

Land redevelopment is critical to the stability and growth of Reading—and the County as a whole. The Nivison-Weiskopf site represents an underutilized asset in a "first suburb" community and provides a significant redevelopment opportunity for Hamilton County.

Since the site is contiguous to Reading's three existing biotechnology facilities – Patheon Pharmaceutical, Inc., Girindus America, and Genome Research Institute – it makes good sense to use the property for future expansion of this life sciences hub. By preserving land for future technical and research facilities, your proposed project meets the goals of the Technical Center/Research Laboratories program.

As you know, the Economic Development Office has been actively involved in efforts to redevelop the Nivison/Weiskopf site. The property is targeted for redevelopment as part of our Urban Land Assistance Program (ULAP), and we have provided ULAP funds in the past to conduct Phase I and Phase II environmental site assessments.

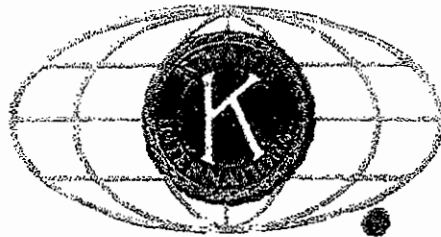
We feel confident that you have assembled a team that can make redevelopment happen at the Nivison/Weiskopf site. We are pleased to be part of that team and are committed to working on this project in the future.

Sincerely,

Harry C. Blanton
Vice President

cc: Todd Portune, Hamilton County Commissioner
Patrick Thompson, Hamilton County Administrator
Eric Stuckey, Hamilton County Assistant Administrator
David Main, HCDC President

Kiwanis Club



of Reading, Ohio

At the Reading Kiwanis, we totally support the city of Reading's economic programs, including the US EPA grant. This grant is needed to cleanup the old Nivison plant, which is near our meeting place. The redevelopment of this site will bring not only more jobs to Reading, but will spur more development all around us. We are a service organization, dedicated to helping people, especially children. Any development will only help us grow as an organization, to serve even more people.

A handwritten signature in cursive script, appearing to read 'Robert P. Boehner'.

Robert P. Boehner

President of Reading Kiwanis

MAILING ADDRESS:



Ohio • Kentucky • Indiana
Regional Council of Governments

October 4, 2007

The Honorable Robert Bemmes, Mayor
City of Reading
1000 Market Street
Reading, Ohio 45215

Dear Mayor Bemmes:

The Ohio-Kentucky-Indiana Regional Council of Governments (OKI) is a council of local governments, business organizations and community groups committed to developing collaborative strategies, plans and programs that will improve the quality of life and the economic development potential of the Tri-State.

With this mission in mind, OKI strongly supports the efforts of the City of Reading to obtain an EPA petroleum cleanup grant to expand the existing Reading Life Sciences Complex, which is comprised of Patheon Pharmaceuticals, Inc, Girindus America and Genome Research Institute. It is our understanding that if U.S. EPA approves the grant, the funds will supplement the local match and the recently awarded State of Ohio Job Ready Site grant to remediate and redevelop the 11.6-acre Nivison-Weiskopf property, which is adjacent to the existing life science facility and was purchased by the City of Reading this year.

The city's proposal to expand the Reading Life Science Complex will increase employment and investment in the area and thus furthers OKI's Strategic Regional Policy Plan. We therefore support the project for its ability to catalyze ongoing and future economic development in the OKI region.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark R. Policinski". The signature is fluid and cursive, with a large, stylized "P" and "L".

Mark R. Policinski
Executive Director

Christine L. Matalic
President

Mark R. Policinski
Executive Director



Patheon Pharmaceuticals Inc.
2110 East Galbraith Road
Cincinnati, OH 45237-1625
USA

September 26, 2007

Robert "Bo" Bemmes, Mayor
City of Reading
1000 Market Street
Reading, OH 45215

Dear Mayor Bemmes:

I would like to express on behalf of Patheon Pharmaceuticals Inc. our full support for the City of Reading's application for a \$200,000 U.S. EPA Clean up grant for the redevelopment of the Nivison-Weiskopf property for future development of life science facilities.

The Nivison-Weiskopf site is contiguous to Reading's emerging life science hub which is anchored by Patheon Pharmaceuticals Inc., Genome Research Institute, and Girindus America. The availability of the adjacent site would provide valuable land for new or expanded life science businesses.

The Reading life science hub is a unique economic development opportunity for the State of Ohio that supports the Third Frontier initiative, the State's "flagship" economic development program. Preservation of the Nivison-Weiskopf property for future expansion of the life sciences hub is critical in capitalizing on this initiative.

I am very pleased to offer our full support of the City of Reading's efforts to seek this grant.

Sincerely,

A handwritten signature in cursive script that reads "Robert L. Zinser".

Robert L. Zinser
Site Director



Reading Career Firefighters Local 3717

1000 Market St. • Reading, Ohio 45215

Phone (513)733-5537 • Fax (513)733-5226

December 10, 2007

To Whom It May Concern:

The Reading Career Firefighters support the efforts taken by the City of Reading to promote economic development and a safer community. The City is currently attempting to clean-up a vacant plant at 601 Third St, formally known as Nivison-Weiskopf. The building has been vacant for some time and has deteriorated to the point of condemnation. This building in its current state presents a significant risk to the community. The land could be utilized to produce jobs and spark economic growth. The US EPA Grant could be used to help clean-up this site and make our community safer. Smaller communities like Reading lack the resources to undertake such projects without assistance. Any consideration you could give to these concerns would be greatly appreciated.

Respectfully,

Todd A. Owens
President

Reading
Chamber of Commerce
"Our Success Reflects Your Support"



September 26, 2007

Mayor Robert Bemmes
City of Reading
1000 Market Street
Reading, Ohio 45215

Ref: US EPA Petroleum Cleanup Grant


Mayor:

We whole-heartedly support your efforts to obtain a grant through the US EPA to clean up the Nivison-Weiskopf property and redevelop it as a satellite life science park that will complement the adjoining Reading Life Sciences Center.

The city and chamber have been working collectively on this and other projects to revitalize the city's tax and employment bases. Given the city's challenging financial situation, this project will be a major "shot in the arm" to our local economy. It will also benefit Hamilton County and the State of Ohio by strengthening the region and state as a viable life science hub.

As usual, if there is anything else we as a Chamber can do to assist, please call me.

Sincerely,



Jim Stewart
President

PO Box 15164 Reading, Ohio 45215
readingohiochamber.org

READING COMMUNITY IMPROVEMENT CORPORATION

1000 Market Street
Reading, Ohio 45215
513/733-3725

September 26, 2007

Robert Bemmes, Mayor
City of Reading
1000 Market Street
Reading, Ohio

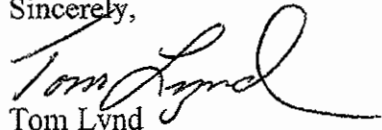
Dear Mayor Bemmes:

I am writing to express the strong support of the Reading Community Improvement Corporation (CIC) for the application which the City of Reading is submitting for a US EPA grant to clean up petroleum at the Nivison-Weiskopf property to help it develop as an expanded life sciences campus. The existing Reading Life Science Complex generates substantial taxes for the city of Reading, Hamilton County and the State of Ohio.

Reading's property and income tax bases have been eroding since 1990. Despite notable efforts by the city to cut costs and generate new revenue through economic development, the city's landlocked position has thwarted these efforts. In fact, the city has depleted all reserves and has had to borrow funds to meet operating expenses. Passage this past May of a quarter percent earnings tax increase was definitely a step in the right direction. Hopefully the city will now be able to set aside future revenues specifically for economic development so that there are matching local funds for projects like the Reading Life Sciences Expansion.

The Reading CIC, as the economic development arm of the City, recognizes the potential positive impact the Reading Life Sciences Project will have on the city, county and state. As such, we are prepared to assist in any way in facilitating the adaptive reuse of the Nivison-Weiskopf property to expand the Reading Life Sciences Hub.

Sincerely,



Tom Lynd
President, Reading Community Improvement Corporation



BOARD OF EDUCATION OFFICE
PHONE (513) 554-1800
FAX (513) 483-6754

1301 BONNELL AVENUE
READING, OHIO 45215

Reading Community Schools

September 26, 2007

Robert "Bo" Bemmes
City of Reading
1000 Market Street
Reading, Ohio 45215

Dear Mayor Bemmes:

I was pleased to hear that the City of Reading is applying for a US EPA petroleum clean up grant for the former Nivison Weiskopf site.

The Reading Community City Schools Board of Education has previously passed resolutions supporting the City's efforts to obtain U.S. EPA funds to conduct environmental studies on that site. The ultimate goal is to expand Reading's emerging biotechnology center on the property. I would like to reiterate the Board's strong support for this endeavor

The City's plan for the Nivison Weiskopf site will help facilitate the adaptive reuse of the property for expansion of Reading's biotechnology businesses. This will provide benefit to the schools by adding to the property tax base which is the source of the majority of our operating income.

I commend the City of Reading on their efforts to secure U.S. EPA Grants to help attract additional businesses. Please let me know if I can assist you and your staff in these efforts.

Sincerely,

Scott Inskeep
Superintendent.



Community Advisory Council

October 5, 2007

RE: Support for Funding for a US EPA Petroleum Cleanup Grant

Dear United States Environmental Protection Agency:

On behalf of the Rohm and Haas Reading Community Advisory Council (CAC), I strongly urge you to approve the City of Reading's grant application for funding petroleum cleanup of the former Nivison Weiskopf property at the earliest possible date. Our CAC has been actively working to address the environmental, health and safety concerns of the residents in the City of Reading since 2001. There are more than 15 members on the CAC representing a cross section of the local community. Members include citizens, emergency responders, Rohm and Haas plant management, representatives from the City of Reading and Reading Community School, elected officials, religious organizations, local business owners and healthcare professionals.

The CAC members recognize the value of cleaning up and completing the site work on the 11.6 acres and the need for the reclamation of various properties within the City of Reading that have been contaminated by previous activities on these sites. The CAC members support the plans to expand the bio-technology site by adding the 11.6 acres to the 50+ acres of the "Reading Life Sciences Complex", which includes Girindus, Genome Research and Patheon. This is a potential opportunity for jobs and to increase the City's tax base.

We hope you give the City of Reading's application your utmost consideration and will be eager to learn the US EPA's decision regarding the application. If you have any questions about the support of the plant's CAC, feel free to call me at (513) 772-7903.

Sincerely,

A handwritten signature in cursive script, reading "Kim Lahman".

Kim Lahman
Rohm and Haas CAC Facilitator